

TO LET

1 CIVIC GREEN, WHITCHURCH, SY13 1LA



LOCATION



1 CIVIC GREEN, WHITCHURCH, SY13 1LA

CIVIC GREEN ENJOYS A PROMINENT AND CONVENIENT POSITION WITHIN THE HISTORIC MARKET TOWN OF WHITCHURCH, OFFERING AN ATTRACTIVE AND WELL-CONNECTED SETTING FOR BUSINESSES.

THE LOCATION BENEFITS FROM CLOSE PROXIMITY TO WHITCHURCH TOWN CENTRE, WITH A WIDE RANGE OF INDEPENDENT SHOPS, CAFÉS, RESTAURANTS, PROFESSIONAL SERVICES, AND EVERYDAY AMENITIES ALL WITHIN EASY REACH.

WHITCHURCH IS WELL PLACED FOR ACCESS TO THE SURROUNDING ROAD NETWORK, PROVIDING CONVENIENT LINKS TOWARDS CHESTER, SHREWSBURY, CREWE, WREXHAM, AND THE WIDER NORTH WEST AND WEST MIDLANDS. THE TOWN ALSO BENEFITS FROM A RAILWAY STATION PROVIDING REGULAR SERVICES TO KEY REGIONAL DESTINATIONS



PHOTOS

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DETAILS

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DESCRIPTION

- PROMINENT LOCATION IN WHITCHURCH
- ACCOMMODATION – 1,100 SQ.FT
- WELL-ESTABLISHED INDUSTRIAL ESTATE
- SUITABLE FOR MULTIPLE USES
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

LEGAL COSTS

- THE LANDLORD ASKS THE IN-GOING TENANT TO PAY £150 FOR THE LEGAL COSTS

TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 5 YEARS WITH A BREAK OPTION ONLY AT THE END OF THE 3RD YEAR OF THE TERM. OUTSIDE OF THE LANDLORD AND TENANT ACT 1954

PRICE

- £10,000 PER ANNUM PLUS VAT

ENQUIRIES

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 **SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX**

 **JORDAN@READPROPERTY.INFO**

 **WWW.READPROPERTIES.CO.UK**

 **01925 213987**



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